LOT 462
EX MINERAL RIGHTS PT 1826/1193
NORTH HAMPTON PHASE 3 PB 7/16

SANDERS RODNEY E & KATHY K L/E/
862042 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0462-0000

BUILDING CHARACTERISTICS

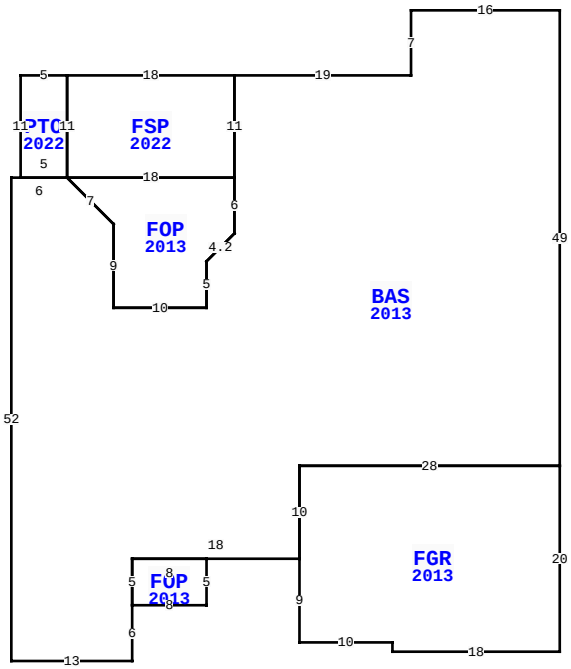
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2013	2,604	355,268
FGR	550	55	2013	302	41,202
FOP	40	30	2013	12	1,637
FOP	175	30	2013	52	7,094
FSP	198	40	2022	79	10,778
PTO	55	5	2022	3	409
TOTALS	3,622			3,052	416,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,052	104.4200	145.14	442,967	2013	2013	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2019 Heated Area: 2604 HX Base Yr 2019



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

862042 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,389
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		521,389
SOH/AGL Deduction		156,163
ASSESSED VALUE		365,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,815
TOTAL JUST VALUE		521,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008987	ADDITION	5,076	09/09/2021
B1327296	CO ISSUED	0	12/19/2013
P1316671	NEW CONSTR	0	07/01/2013
B1327296	NEW CONSTR	305,392	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2840/681	1/07/2026	LE	U	I	11	100
GRANTOR: SANDERS RODNEY E & KA						
GRANTEE: SANDERS MATTHEW						
2171/1299	1/17/2018	WD	Q	I	01	338,000
GRANTOR: DISALVO DAVID J & TER						
GRANTEE: SANDERS RODNEY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S7 W19 FSP=[YR=2022] W18 PTO=[YR=2022] W5 S11 E5 N11$ S11 E18 N11$ S11 FOP=[YR=2013] W18 D5 R5 S9 E10 N5 U3 R3 N6 $ S6 D3 L3 S5 W10N9 U5 L5 W6 S52 E13 N6 FOP=[YR=2013] E8 N5 W8 S5 $ N5 E18 FGR=[YR=2013] S9 E10 S1 E18 N20 W28S10 $ N10 E28 N49 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS